



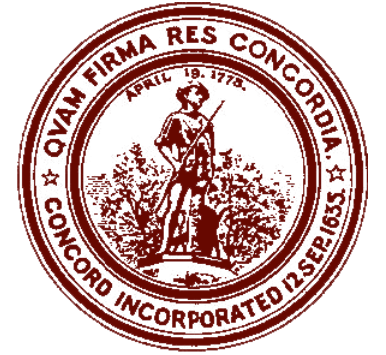
Town of Concord






Concord Middle School Project

School Building Committee Meeting

05.06.21

Project Goals Recap



-  Total Project Cost Range **\$80-\$108 M**
-  Replace two middle schools with **one combined middle school**, grades 6-8
-  Design enrollment **700 Students**
-  **Team Teaching** Model, meet **Ed Plan**
-  Design for **Net Zero Energy**

Primary Goal:
Consolidate two middle school populations **into a single, 21st century learning facility** that will serve the community for generations.

The background is a stylized map. It features light green areas representing parks or green spaces, and light beige areas representing developed land. White lines represent roads and paths. There are two prominent orange markers: a large 'X' in the bottom left and a large 'F' in the top right.

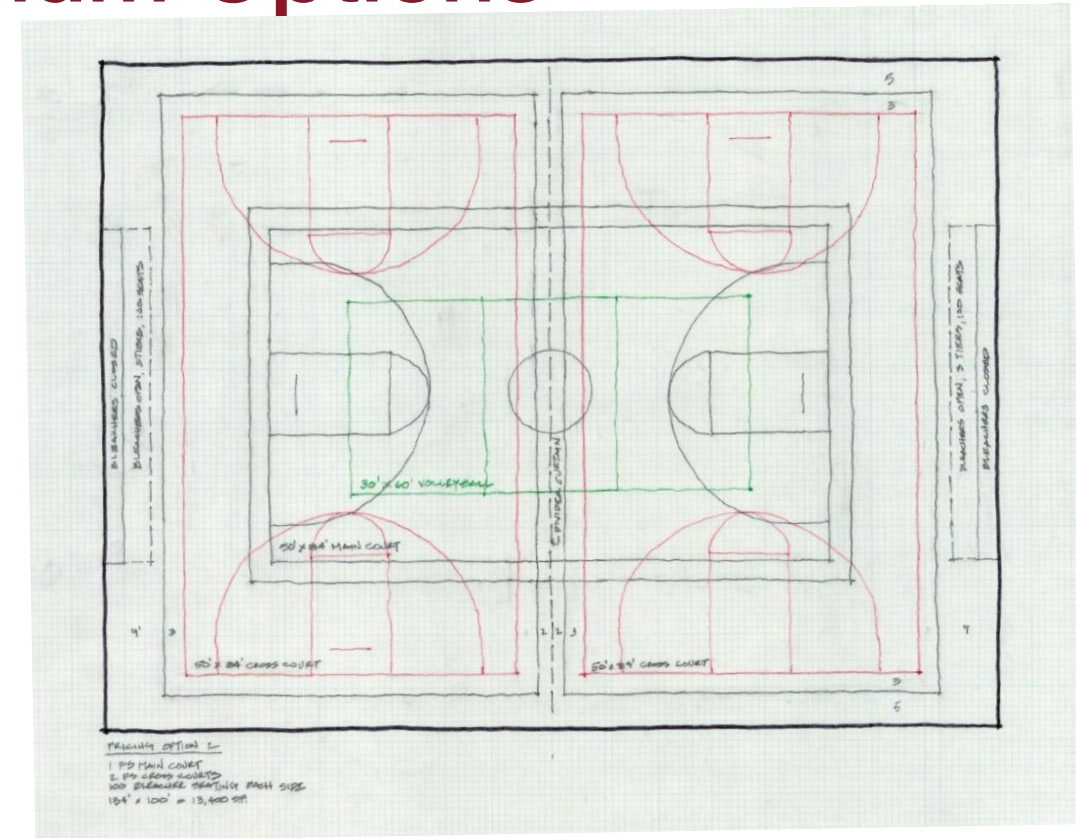
Final Scope Definition

Community Request: Gymnasium Options

OPTION 1: Based on CCYB request (former)
134' x 100' = **13,400 net.**

This includes:

- (1) full size, MIAA main court, 50 x 84 with lots of run-out (the cross courts dictate the longest dimensions)
- (2) full size, MIAA cross court, 50 x 84 with 8' of run-out beyond the goals; 9' on the long sides and 5' to the divider curtain assuming 500 in bleachers



Community Request: Gymnasium Options

OPTION 2: Based on CCYB request (former)
118' x 90' = 10,620 net.

This includes:

(1) full size, MIAA court, 50 x 84 with lots of run-out (the cross courts dictate the long dimension) and 6' along the long sides

(2) large but **NOT FULL SIZE** 46 x 74 cross courts with: 6' of run-out beyond the goals; 8' on the long sides and 5' to the divider curtain
4' for stacked, closed bleachers for school assembly, assuming 500 in bleachers

CMS Building Project Design – CCYB Input

- To keep court space at current levels, CCYB need two functioning courts to replace the Sanborn and Peabody courts; private schools can't be relied upon given the potential long-term impact of COVID
- The approved 7,000 sq. ft. design includes a single MIAA regulation basketball court (50' x 84') with two 55' x 39' cross courts
 - The approved 55' x 39' cross-court length is insufficient for middle school-sized kids (also applies to CMS basketball teams, not just CCYB) - there is a real safety issue with running room at the end lines with the smaller courts
- Two sufficiently sized courts in a single gymnasium will cut the cost of custodian fees (and potentially rental fees) for CCYB in half
- CCYB and CMS basketball needs fully align – both require a minimum of two 74' x 46' courts (10,000+ sq. ft.) to allow simultaneous practices and adequately prepare them for high school basketball

Community Request: Gymnasium Options

OPTION 3: Based on CCYB request (current)

112' x 94' = **10,528 net.** (updated)

This includes:

(1) full size, MIAA court, 50' x 84' with MIAA compliant runout

(2) large but **NOT FULL SIZE** 46' x 74' cross courts with: 8' of run-out beyond the goals; 5' on the long sides and 5' to the divider curtain (updated based on CCYB input)

4' for stacked, closed bleachers for school assembly, assuming 500 in bleachers

CMS Building Project Design – CCYB Input

- To keep court space at current levels, CCYB need two functioning courts to replace the Sanborn and Peabody courts; private schools can't be relied upon given the potential long-term impact of COVID
- The approved 7,000 sq. ft. design includes a single MIAA regulation basketball court (50' x 84') with two 55' x 39' cross courts
 - The approved 55' x 39' cross-court length is insufficient for middle school-sized kids (also applies to CMS basketball teams, not just CCYB) - there is a real safety issue with running room at the end lines with the smaller courts
- Two sufficiently sized courts in a single gymnasium will cut the cost of custodian fees (and potentially rental fees) for CCYB in half
- CCYB and CMS basketball needs fully align – both require a minimum of two 74' x 46' courts (10,000+ sq. ft.) to allow simultaneous practices and adequately prepare them for high school basketball

Community Request: Gymnasium Options

OPTION 4 (new) : Based Charlie Parker Request
104' x 94' = **9,776 net.**

This includes:

- (1) full size, MIAA court, 50' x 84' with MIAA compliant runout
- (2) large but **NOT FULL SIZE** 42' x 74' cross courts with: 8' of run-out beyond the goals; 5' on the long sides and 5' to the divider curtain
- 4' for stacked, closed bleachers for school assembly, assuming 500 in bleachers

	Cross-Court Scenario	
	Standard	CCYB
Cross court dimensions	42' x 74'	46' x 74'
Distance to divider curtain	3'	5'
Run out beyond goals	6'	6'
Distance in corner to 3 pt line	1'3"	3' 3"
3 pt arc	19'9"	19'9"
50' x 84' MIAA HS Court length-wise across x-courts	yes	yes
Gym size	86' x 102'	
Net square feet	8,772	10,600
Gross square feet	13,158	15,900

Community Request: Auditorium Options

Option 1: Auditorium with capacity for 2 grade levels, plus staff (550 seats)

Option 2 (*updated*): Auditorium with current capacity (**420** seats)

Option 3: Auditorium with capacity based on MSBA standard for High Schools. Seats $\frac{2}{3}$ rd of enrollment, equivalent of **467** seats based on CMS design enrollment of 700 students.



Example of a 417-seat auditorium (Turner Falls)

Above Budget Scope Analysis – Overview

Combination Scenarios

Combination A	Combination B	Combination C
74' x 46' Cross + 350 Seats	74' x 46' Cross + 550 Seats	2 MIAA + 350 Seats
\$3.15-\$4.7 million	\$4.8-\$7.2 million	\$4.85-\$7.25 million
Combination D	Combination E	Combination F
2 MIAA + 550 Seats	2 MIAA + 467 Seats	74' x 46' + 467 Seats
\$6.5-\$9.75 million	\$5.8-\$8.7 million	\$4.1-\$6.15 million
Combination G	Combination H	Combination I
74' x 46' + 420 Seats	74'x42' + 467 Seats	74'x42' + 420 Seats
\$3.7-\$5.55 million	\$3.6-\$5.35 million	\$3.2-\$4.8 million

General Notes:

1. Combination D is the only Combinations above the 15% lot coverage threshold using the currently planned building footprint and impervious paving and walks.
2. 74' x 46' cross court, run out and side-line dimensions have been confirmed by CCYB and updated in Combinations A-G above.
3. 74' x 42' cross court assumes all of the same run out and side-line dimensions as 74'x46' cross court layout.

Above Budget Scope Analysis – Update (CCYB)

Combination Scenarios

		Combination F		Combination G	
	CURRENT	74'x46' + 467 Seats		74'x46' + 420 Seats	
	Ed Plan (3/4 Vote)	High	Low	High	Low
GSF Add	NA	8,853		8,007	
NSF Add	NA		5,902		5,338
Building GSF	142,995	151,848	148,897	151,002	148,333
Impervious Area - Bldg	81,850	90,703	87,752	89,857	87,188
Impervious Area - Roads/Drives	91,714	91,714	91,714	91,714	91,714
Impervious Area - Walks	18,262	18,262	18,262	18,262	18,262
total	191,826	200,679	197,728	199,833	197,164
% Impervious	14.1%	14.7%	14.5%	14.7%	14.5%
Delta to 15%	0.9%	0.3%	0.5%	0.3%	0.5%
Delta to 15% (SF)	12,606	3,753	6,704	4,599	7,268
RANGE budget increase	\$0	\$4.1-\$6.15 million		\$3.7-\$5.55 million	

General Notes:

1. CMS Baseline Approved Space Summary (142,995 gsf) project cost = \$99.975 million (approx. \$559/sf)
2. Additional scope construction cost estimates are based on \$555/sf target

Above Budget Scope Analysis – Update (Alt.)

Combination Scenarios

		Combination H		Combination I	
	CURRENT	74'x42' + 467 Seats		74'x42' + 420 Seats	
	Ed Plan (3/4 Vote)	High	Low	High	Low
GSF Add	NA	7,710		6,864	
NSF Add	NA		5,140		4,576
Building GSF	142,995	150,705	148,135	149,859	147,571
Impervious Area - Bldg	81,850	89,560	86,990	88,714	86,426
Impervious Area - Roads/Drives	91,714	91,714	91,714	91,714	91,714
Impervious Area - Walks	18,262	18,262	18,262	18,262	18,262
total	191,826	199,536	196,966	198,690	196,402
% Impervious	14.1%	14.6%	14.5%	14.6%	14.4%
Delta to 15%	0.9%	0.4%	0.5%	0.4%	0.6%
Delta to 15% (SF)	12,606	4,896	7,466	5,742	8,030
RANGE budget increase	\$0	\$3.6-\$5.35 million		\$3.2-\$4.8 million	

General Notes:

1. CMS Baseline Approved Space Summary (142,995 gsf) project cost = \$99.975 million (approx. \$559/sf)
2. Additional scope construction cost estimates are based on \$555/sf target

GROUND FLOOR PLAN - 7,000 SF GYM

GROUND FLOOR PLAN - 13,000 SF GYM

- Core Classroom
- Team Commons
- Special Education
- World Language
- Vocation/Tech Classroom
- Administration & Guidance
- Media Center
- Auditorium
- Music
- Art
- Physical Education
- Cafeteria



Thank you

Concord Middle School